

**From:** [Eric Rogers](#)  
**To:** [HSGTestimony](#)  
**Subject:** HB 5685 – An Act Concerning Rent Control  
**Date:** Tuesday, February 16, 2021 11:45:59 AM

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My name is Eric Rogers and I am a member of CT Association of Real Estate Investors, CT Property Owners Alliance and CT Coalition of Property Owners. I have owned and operated several units in central Connecticut for more than a decade.

I provide the following testimony:

**HB 5685 – An Act Concerning Rent Control. OPPOSE**

The main reason rents increase over time is because all other expenses required to operate rental housing also increase over time. Utilities, taxes, insurance, maintenance, etc. – all continue to rise with inflation. Rent increases covers this. The inability to raise rents to compensates for these increases could mean that some operating expenses cannot be paid, or need to be deferred. This harms both the owner and the resident.

Thank you for your time,  
Eric